

# RETAIL/FLEX ON CLEVELAND AVENUE

3366 CLEVELAND AVENUE  
FORT MYERS, FL 33901



**4,156 SF** **RETAIL/FLEX FOR LEASE** **\$10.00 PSF (GROSS)**

## PROPERTY INFORMATION

**Lease Rate:** \$10.00 PSF (Gross)

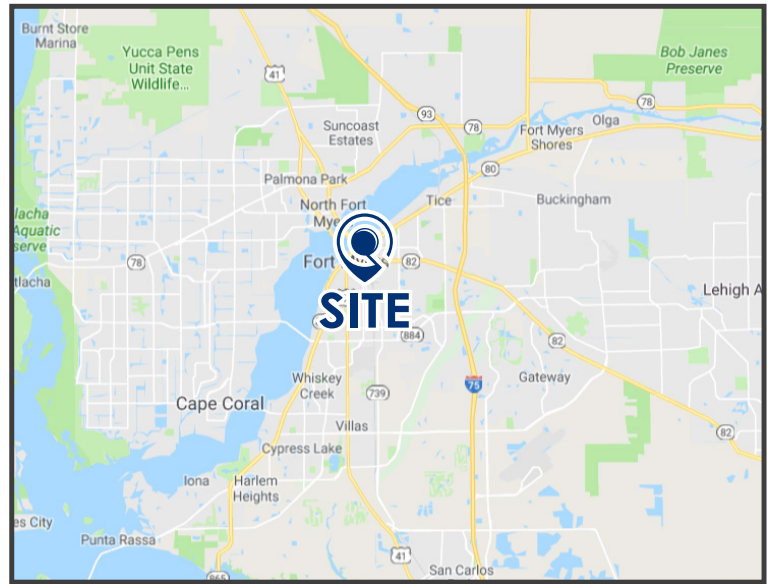
**Total Size Available:** 4,156 SF

**Cleveland Avenue AADT:** 51,500 CPD

**Winkler Avenue AADT:** 24,500 CPD

**Parking:** 1.51/1,000 SF

- Great opportunity to occupy a retail/flex space along one of the busiest arteries of Fort Myers.
- The building consists of 2,823 SF of retail and 1,333 SF of warehouse space.
- This building was previously occupied by Ruth Messmer Florist for over 40 years.



## DEMOGRAPHICS

	<b>1-MILE</b>	<b>3-MILES</b>	<b>5-MILES</b>
<b>Total Population</b>	10,857	54,243	162,499
<b>Five-Year Increase</b>	2.3%	2.0%	2.0%
<b>Avg Household Income</b>	\$59,125	\$57,853	\$59,898
<b>Total Households</b>	4,435	22,937	69,155
<b>Daytime Employees</b>	7,904	57,250	108,840

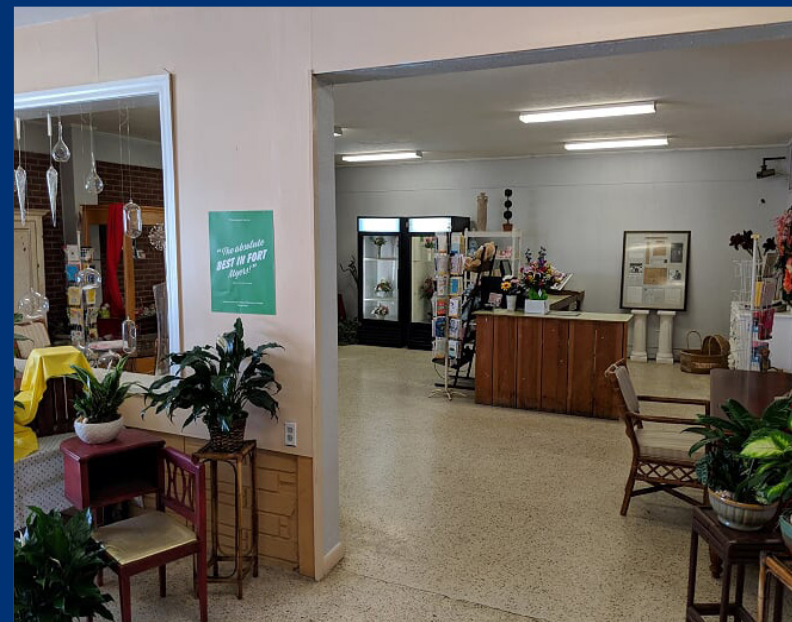
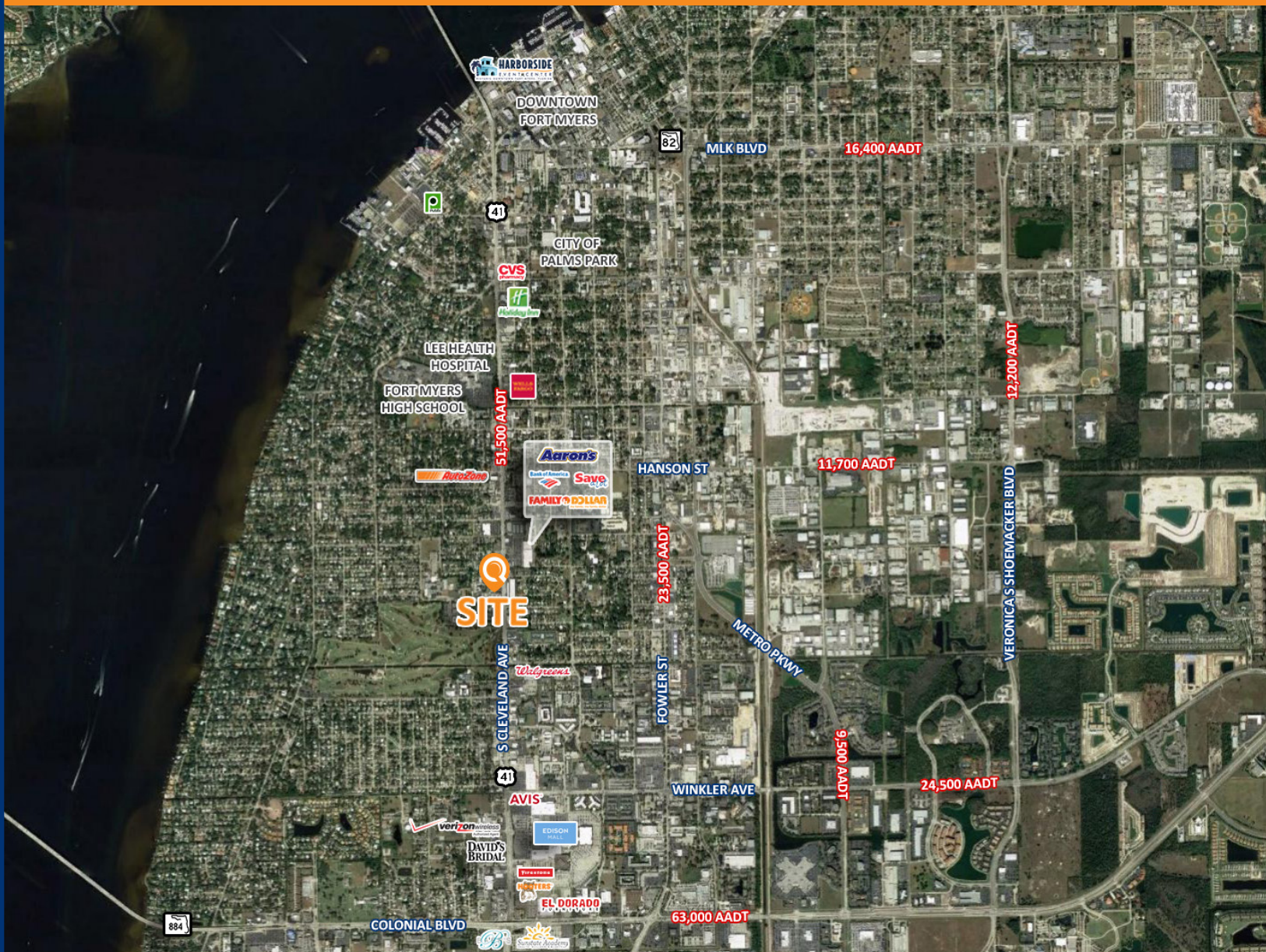
(Applied Geographic Solutions 2019)

[LQWEST.COM/FORMER-FLORIST](http://LQWEST.COM/FORMER-FLORIST)

ADAM PALMER, CCIM, MANAGING DIR.  
D: 239.333.2507 @ M: 239.898.8686  
[apalmer@lqwest.com](mailto:apalmer@lqwest.com) @ My LISTINGS

ARTEM, NASHMAN, CCIM, ASSOCIATE  
D: 239.333.2513 @ M: 239.200.6153  
[anashman@lqwest.com](mailto:anashman@lqwest.com) @ My LISTINGS





1614 Colonial Boulevard, Suite 101, Fort Myers, FL 33907

MAIN: 239.275.4922 @ FAX: 239.275.4699 @ [LQWEST.COM](http://LQWEST.COM)

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.